

PARCEL 1-CH
CHANNEL EASEMENT
EXHIBIT "A"
(3531-E)

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Quarter Township 3, Township 2, Range 18, United States Military Lands, and previously recorded in Deed Book 3383 Page 451, and being part of a 4.431 acre tract conveyed to the **DRJ Family LLC** of record in Instrument Number 200712270220181 on file with the Franklin County Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

COMMENCING at a railroad spike in the centerline of Sinclair Road (70' wide) at the southeasterly corner of the 1.730 acre tract (parcel III) as conveyed to the **DRJ Family LLC** of record in Instrument Number 200712270220181;

Thence South 02° 54' 50" West, along the said centerline of Sinclair Road, a distance of 216.20 feet to a point;

Thence North 87° 05' 10" West, leaving said centerline of said Sinclair Road, a distance of 30.00 feet to a point at the intersection of the westerly right-of-way line of said Sinclair Road, said point being the **POINT OF BEGINNING** for the herein described easement;

Thence South 02° 54' 50" West, along the said westerly right-of-way line of Sinclair Road, a distance of 176.77 feet to a point;

Thence North 36° 33' 19" West, leaving the aforesaid right-of-way line and through the said 4.431 acre tract, a distance of 110.12 feet to a point;

Thence North 02° 54' 50" East, through the said 4.431 acre tract a distance of 90.69 feet to a point on an existing utility easement;

Thence South 87° 57' 33" East, along said existing utility easement, a distance of 70.01 feet to the **POINT OF BEGINNING**.

Containing 0.215 acre (9361 square feet), more or less, all within Franklin County Auditor's parcel number 010-061517, being subject to all other existing and valid easements, conditions, covenants and restrictions of record, if any.

The basis of bearings for the herein described easement are based upon the Sinclair Road centerline bearing of North 02° 54' 50" East and originated from a field traverse which was referenced to the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96) as established by gps observations.

All record references herein are to records filed in the Franklin County Recorder's Office, Franklin County, Ohio.

The above description was prepared under the direct supervision of Daniel J. Hornyak, Registered Professional Surveyor No. 7963 on May 7, 2019 and is based on an actual field survey of the premises performed by Dynotech, Inc. and is correct to the best of my knowledge.

Dynotech, Inc.

Daniel J. Hornyak, P.S.
Registered Professional Surveyor No. 7963

Date